



## Kay Road, London, Lambeth, SW9

£1,225,000 Freehold

A stunning late Victorian mid-terrace family home located on the quiet residential street of Kay Road. This spacious four-bedroom house boasts a charming South Westerly facing garden to the rear.

## LOCATION

You will find the property on Kay Road just off Landor Road, nestled between Kimberly Road and Lingham Street. This is a wonderful residential patch, with all that Clapham, Little Portugal and Brixton have to offer in very close proximity.

## DESCRIPTION

Entering the house, to your left is the wonderful double reception. The space is filled with natural light courtesy of the large sash windows to the front - a fantastic room to relax and unwind.

To the rear is the impressive kitchen. A vast room perfect for a large dining table and great for entertaining guests. The kitchen is again a lovely light space with skylights and bi-folding doors leading out onto the garden. You will find a built-in oven with extractor, plenty of storage and workspace and room for utilities.

A guest W/C can be found under the stairs on the ground floor as well as access to the cellar.

Heading up to the first floor, comprising three bedrooms and the family bathroom. The three bedrooms are all generous sizes suitable for double beds with ample space for freestanding storage in each. The largest of the three is to the front of the house which can easily accommodate a king-sized bed.

The family bathroom houses a walk-in shower, W/C and sink.

Continuing to the top floor which contains another generous bedroom with ensuite bathroom. You will find built in storage and handy eaves storage. The ensuite contains a bath with overhead shower, W/C and sink.

Out of the back of the house from the kitchen, you are into the garden. Although the garden is in need of a touch up, this is sure to be a big hit in the sunnier months. Whether it is alfresco dining or just soaking up the sun, this is a perfect slice of private outdoor space.

Parking – Residence permit available.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - E

## UTILITIES

Electricity – mains connected

Gas – Mains connected

Water – mains connected

Heating – Gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre

## LOCAL AUTHORITY

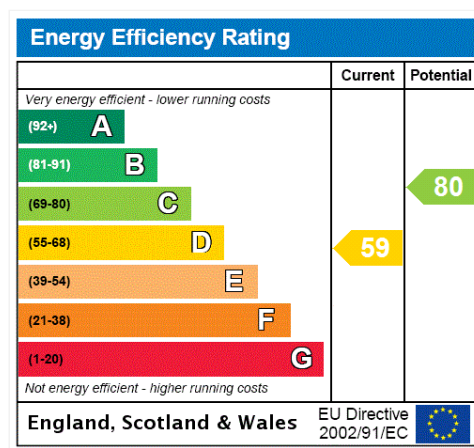
Lambeth

## TENURE

Freehold

## DIRECTIONS

Clapham North Station (Northern Line) and Stockwell Station (Northern & Victoria Lines) are both equidistant at a 10-minute walk away, approximately 0.4 and 0.5 miles away respectively. Overground services can be found at Clapham High Street station, again a 10-minute walk away. The area is also well served with frequent bus services to the city and beyond.



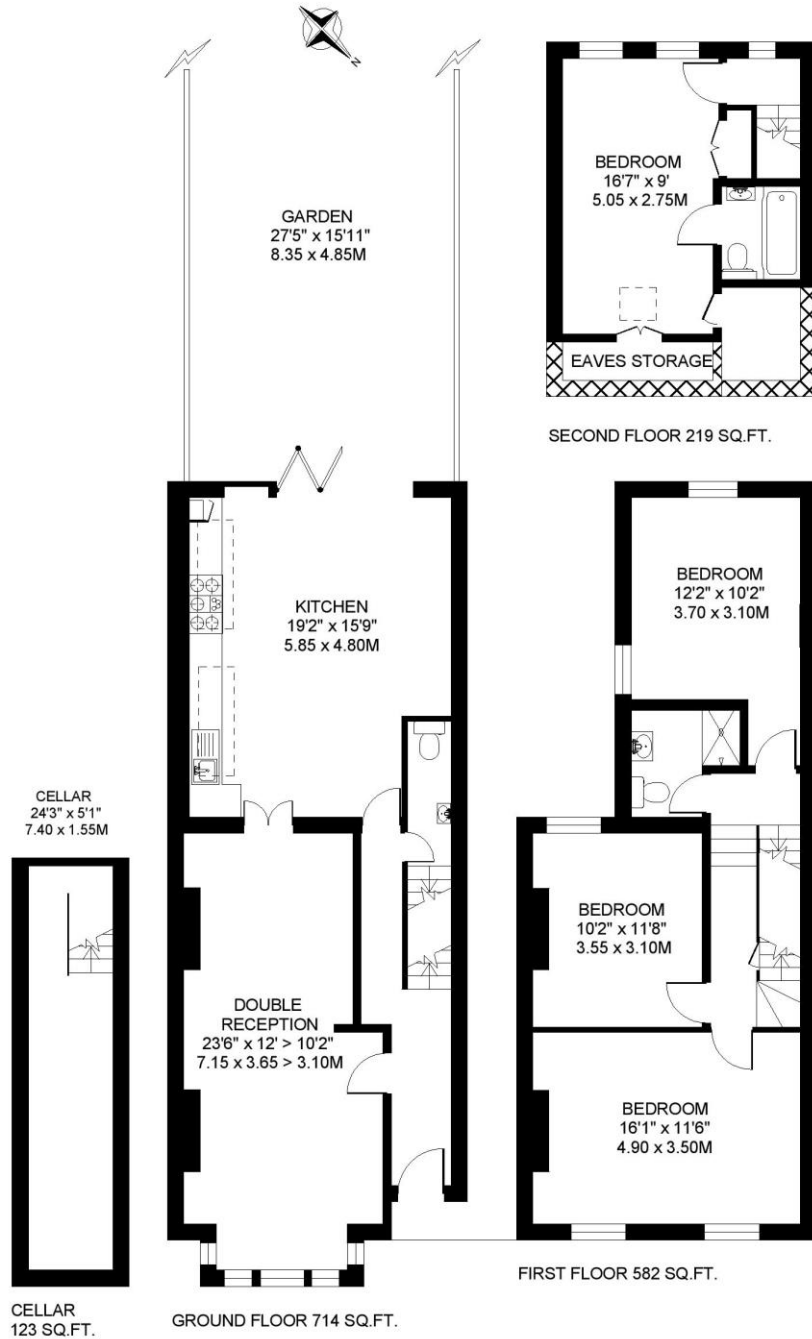






KAY ROAD SW9  
4 BEDROOM HOUSE

Approximate gross floor area  
1638 SQ.FT. / 152.2 SQ.M.  
Plus eaves storage 47 SQ.FT. / 4.4 SQ.M.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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